



CLOFERS



CLOFERS NASSFELD RESIDENCES

# WELCOME TO CLOFERS NASS- FELD RESIDENCES

An exclusive residential project in charming Obervellach, near the stunning Pressegger See in the heart of sunny Carinthia. This unique development by Clofers and COE Immobilien offers 12 luxury apartments designed for permanent living. Ready for the next chapter in your life?

Looking to enjoy peace, nature, and the highest quality of life? Then this is your chance to make your dream a reality.



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## PRESSEGGER SEE AND SURROUNDINGS

Hermagor-Presegger See, in the sunny south of Austria, offers a unique blend of tranquility, authenticity, and accessibility. With the Alps as your backyard and Italy and Slovenia just around the corner, each day brings a new adventure—from hiking and skiing to culinary discoveries. Excellent road access and nearby airports keep you connected to the rest of Europe.

The Nassfeld/Presegger See region is a year-round destination. Summers are warm and pleasant, with plenty of space to relax in the mountains or by the lake.

In winter, enjoy 110 km of perfectly groomed slopes, go snowshoeing, take a ski tour, or glide across the frozen lake on skates.

Pure joy in the heart of nature.  
Fun guaranteed!



# WHY CHOOSE CLOFERS NASSFELD RESIDENCES?

As a future resident, you will not only enjoy the stunning surroundings, but also the privilege of living in an apartment fully designed by Eric Kuster, the exclusive Clofers Signature Designer.

Choose between a bright and airy style or a warm, chic variant. Thanks to the turn-key finish, you step straight into your new life of luxury, comfort and style.

With these exclusive advantages:

- Solar panels & solar water heater: Sustainable warm water, extended heating system lifespan, and a climate-friendly home.
- Eco-friendly and high-quality materials: Lower energy costs and a healthier living environment.
- Heated outdoor pool: Year-round relaxation in luxury.
- Private sauna & relaxation area: Every apartment has its own sauna and private zone for ultimate peace.
- Fitness room: For your daily workout in a fully equipped gym
- Bike and ski storage (approx. 8m²): Plenty of space for your gear without compromising on comfort.
- Covered parking with EV charging option: Convenient parking and charging for your electric car.
- Spaces for peace & connection: Communal areas designed for privacy and social interaction.
- Personal relocation advisor: Help with moving, paperwork, and logistics.
- Stress-free relocation: Move in with ease and feel at home from day one.





# CLOFERS X ERIC KUSTER

“With over 25 years of experience in interior design, I know the value of a well-designed space. It creates atmosphere, coziness, and most importantly—enhances quality of life. For Clofers, I’ve used bold, timeless materials to reflect and amplify the serenity of the surrounding mountains in every apartment.”

Enjoy life!

Eric Kuster









# YOUR STYLE, YOUR CHOICE

— always with the signature of Eric Kuster

As a future resident, you choose not only a luxury apartment in a unique location but also an interior that matches your personal taste. Each apartment is fully designed by Eric Kuster, the exclusive Clofers Signature Designer. The turn-key delivery ensures a seamless move into a world of comfort, elegance, and refinement.

**Bright Style – fresh, modern and airy**

Soft tones, light wood finishes, and natural daylight create a calm and spacious atmosphere. Ideal for those who love a clean, modern look and serene feel.



**Dark Style – warm, chic and bold**

Rich textures, deep colors, and luxurious materials create a dramatic and elegant ambiance. Perfect for those drawn to a boutique-hotel vibe.



# TURN-KEY COMFORT

## with optional luxury upgrades

Every Clofers residence comes turn-key, including a high-quality infrared sauna—perfect for relaxing after a day in the mountains.



residences

4 persons

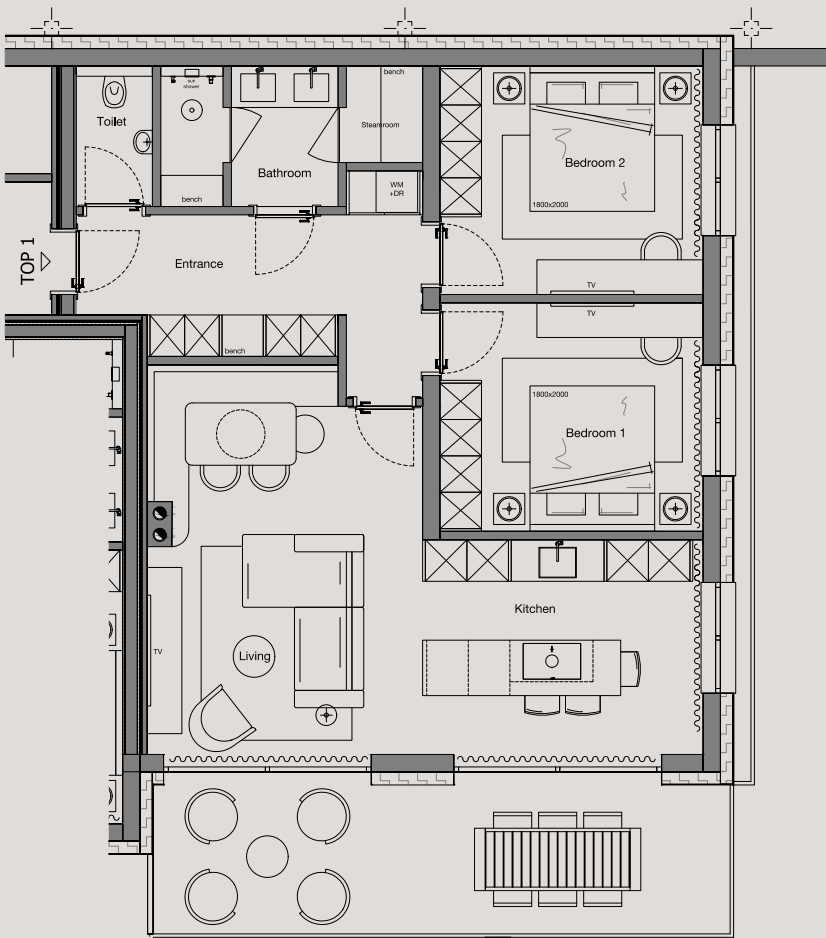
from 70 M2

prices starting at  
€ 479.000

### Want even more comfort? Choose from these premium upgrades:

- Steam sauna € 9.500
- EV charging station € 3.500
- Whirlpool (2–4 people) € 10.000

Design your personal wellness experience just the way you like it.



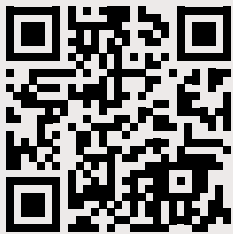
For more floor plans,  
scan the QR code.

Prices include VAT

Additional costs not included:

- Buyer's closing costs
- Property transfer tax 3.5%
- Land registry fee 1.1%
- Notary/lawyer fees 2%
- No broker fees (when purchasing directly from the developer)

The percentages above are indicative and subject to change. No rights can be derived from this information.



Scan the QR code  
and visit the website





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